

COMMISSION COMMENT

Governor Appoints Bruce J. Bohrer to the Commission

Governor Dave Heineman appointed Bruce J. Bohrer to fulfill a term as Public Member At Large previously vacated by Commissioner Jim Strand. Commissioner Bohrer's term will expire September 9, 2009.

Commissioner Bohrer was sworn in as a member of the Nebraska Real Estate Commission on January 18, 2006. Bruce and his family make their home in Lincoln. Bruce is an attorney with 16 years of experience in public policy development and advocacy. He is the Senior Vice President and Governmental Affairs Counsel for the Lincoln Chamber of Commerce.

Bruce is a graduate of the University of Nebraska - Lincoln and the Nebraska College of Law. He is a member of the Nebraska Bar Associ-

ation and numerous professional groups.

Bruce is active in his community and serves on several boards, including the Juvenile Diabetes Research Foundation, the Civics Affairs Advi-

sory Board, and Lincoln West Sertoma.

Bruce and his wife, Peggy, are proud to reside in Nebraska with their three sons, Cole, Andrew, and Luke.



Chairperson John Gale administers the oath of office to Bruce J. Bohrer



Congratulations Commissioner Bohrer!

Commission Meeting Schedule

- March 23-24Lincoln
- May 3-4Lincoln
- June 14-15Lincoln
- August 24-25Lincoln
- October 5-6Lincoln

On The Inside:

- Director's Desk; Proposed Legislation & Rulepage 2
- Consumer Guide to Buying & Selling a Homepage 3
- ARELLO Publications Availablepage 4



Real Estate Commission Members: Seated (l to r) Bruce Bohrer, Rita Griess, and Chairperson John Gale; Standing (l to r) Harold Johnson, Wes Grady, Mike Poskochil, and Larry Shepard

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**DIRECTOR'S
DESK**

LEGISLATION INTRODUCED

The Commission developed an amendment to the License Act which was introduced by Senator Dennis Byars as LB819. This legislation repeals the provision in the License Act which requires that when a transfer of license takes place, the pocket card in effect before the transfer has to be returned to the Commission office as a part of the proposed transfer of license to a new designated broker. Since the data base system has a historical record, it was determined the pocket card no longer needed to be returned. This change should make the change of a designated broker an easier and more efficient process for licensees and the Commission.

Please Note: This change, if passed, will not become effective until the middle of July.

RULE HEARING SCHEDULED

A Rule Hearing has been scheduled for March 23, 2006, to amend Title 299, Chapter 5, Subsection 003.11 which deals with disclosure of closing cost categories and known estimated cost to buyers.

The proposed amendment will add an exemption. Licensees will not have to provide the categories of costs and the estimate of any known costs in the sale of "land or lots to an entity or individual representing itself, himself or herself as a builder or developer."

The Rule Hearing will be held in the Staybridge Room of the Staybridge Suites, located at 2701 Fletcher Avenue in Lincoln, Nebraska. The Rule Hearing will begin at 9:30 am.

Anyone interested in testifying at the Hearing is invited to attend the Meeting. Written comments may also be submitted, and will be made part of the Hearing record at the time of the Hearing, if the comments are received on or before March 16, 2006. Testimony and/or comments will be limited to the proposed amendment to Title 299, Chapter 5, Subsection 003.11.

Copies of the proposed amendment are available from the Commission Office or on the Commission Website: www.nrec.state.ne.us.

Please Note: If this amendment is adopted it will not be effective until approved by the Attorney General and the Governor.



MEET THE REAL ESTATE COMMISSION STAFF

The Real Estate Commission Staff is here to serve the public and the licensee population. It is our goal to be helpful and forthright in a courteous and professional manner. We hope that when you contact our office, you always receive useful, accurate information and/or are referred to the proper authority.

Following is a communication resource to assist you when contacting our office. If the indicated person is unavailable to take your call, please share the purpose for the call and your call will be routed to someone else who can help you.

We take pride in having a skilled staff, if you have comments or suggestions as to how we may better serve you, please contact our office.

COMMUNICATIONS GUIDE

(Please note changes since September 1, 2005)

Ask for person indicated if you have questions in the following areas.

Commission Meeting Information . . .	Monica Wade InfoTech@nrec.ne.gov
Complaint Procedures	Terry Mayrose DDEnf@nrec.ne.gov
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The Consumer Guide To Buying and Selling Homes

The Commission publishes the *Consumer Guide to Buying and Selling Homes* and makes these booklets available for the public. They can be accessed by contacting our Office for copies of the booklet or by visiting our Website at:

www.nrec.state.ne.us.

The Nebraska Real Estate Commission has published this booklet to aid consumers in the buying and selling of real estate. The processes involved in a real estate transaction are described, as well as, the roles of the various individuals who may take part in the transaction.

Sections of the Booklet describe: The Real Estate Licensee's Role; The Selling Process; The Buying Process; Financing Information; Federal Fair Housing Information; The Real Estate Commission's Role; and an extensive Glossary. Throughout the booklet Consumers are advised of the information they should gather, the advice they should seek, and resources available to them as they navigate through the home buying process.

The Commission believes that everyone benefits when complete information is available and all

parties to a transaction have a basic understanding of what to expect. If you know of someone who can benefit from this information at this time, we encourage you to refer them to the Real Estate Commission, the Commission's website, or to obtain a copy of the booklet on their behalf.

Please note that in addition to this booklet a Consumer Section may be found on our website at the address given above.



Association of Real Estate License Law Officials (ARELLO) Publications

ARELLO researches and compiles information relating to regulation and case law for real estate and related fields. The result of this work is available to the public in the form of a handful of printed volumes—a couple of which also are available in an online format.

Digest of Real Estate License Laws and Current Issues

This popular volume includes great detail about license recognition across North America, statistics on the number and types of real estate licenses held, as well as facts and figures on educational requirements, licensing examinations, complaints and regulatory agencies.

International Directory of Real Estate Regulators and Organizations

This publication goes beyond the online listing of regulatory agencies and includes the names and direct contact information for hundreds of individuals with official roles in the regulatory process. Also, the publication lists contact information for the major world real estate organizations (non-regulatory).

Case Law Report

This compilation lists and summarizes court decisions from the last year that affect real estate practice. (Subscribe to the online version. It contains a compilation of reports from previous years.)

Boundaries

This newsletter arrives every other month and documents the most recent changes in real estate laws, rules, and regulations.

To specifically order any of these publications Contact ARELLO at (334)260-2902 or you may go to their webpage at: http://www.arello.org/Common_Area/resources/Publications.cfm.

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